

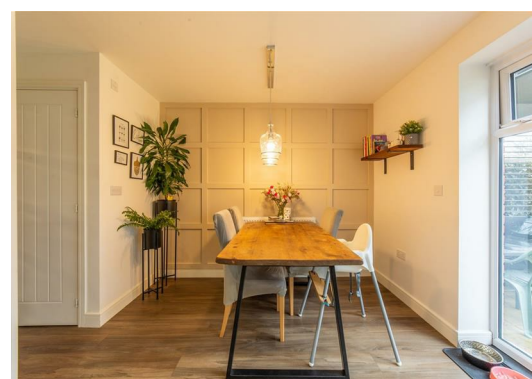


94 Coed Y Garn, Cwmbran, NP44 3FR

Guide price £270,000



GUIDE PRICE £270,000-£280,000 One2One Estate Agents are delighted to offer for sale this detached property located on the modern estate of St. Dials. The property is located in a quiet residential estate with little passing traffic and within easy access to local schools and transport links. The property briefly comprises entrance hall, stairs to first floor...



MAIN DESCRIPTION

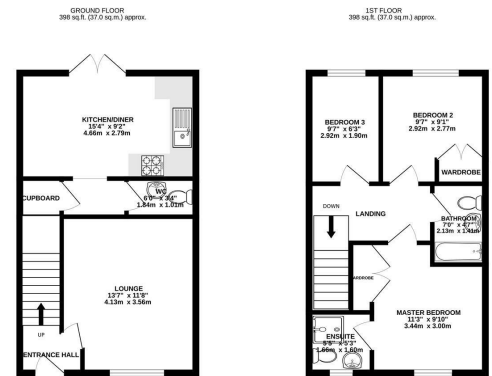
***GUIDE PRICE £270,000-

£280,000*** One2One Estate

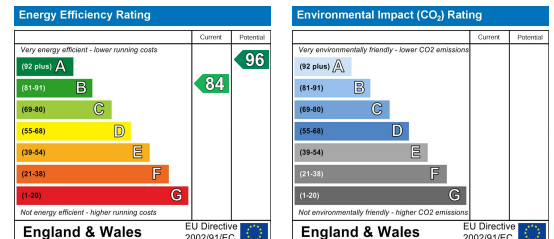
Agents are delighted to offer for sale this detached property located on the modern estate of St. Dials. The property is located in a quiet residential estate with little passing traffic and within easy access to local schools and transport links. The property briefly comprises entrance hall, stairs to first floor, door to lounge with window to front and under stairs storage cupboard. Modern fitted kitchen/diner with a range of base and wall units, work surface over, integrated dishwasher, washing machine, fridge/freezer, gas hob with extractor over, electric oven, window and doors to rear garden. Lastly is the ground floor cloakroom/wc. To the first floor are three bedrooms, master bedroom with en suite shower room comprising pedestal wash hand basin, low level wc, shower cubicle and window to front and family bathroom comprising low level wc, panelled with shower over and pedestal wash hand basin. The rear garden is enclosed with gate to side, patio area and artificial grass. To the front is parking for three vehicles. **MUST BE VIEWED.**

COUNCIL TAX BAND: E

TENURE: FREEHOLD



TOTAL FLOOR AREA: 796 sq ft (73.5 sq m) approx.
While every effort has been made to ensure the accuracy of the floor area, the measurements of the actual property should be used for the purpose of the purchase. The floor area is not intended to be used as a basis for any claim or dispute.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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